



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 30, 2013

Attendees

Steve Langworthy, Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Justin Goodwin, Planner II; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

Case Introductions

1. 13-047BPR – BSC Office District – Spa at River Ridge – 4051 West Dublin-Granville Road

Justin Goodwin said this is a request for review of a 32,400-square-foot two-story building on a 3.5-acre site with associated site improvements and preliminary alignment of a future neighborhood street. He said this Basic Plan Review application is proposed in accordance with Zoning Code Section 153.066(D).

Mr. Goodwin distributed plans submitted by the applicant and said they had met several times with the owner of the spa to discuss the submittal and the development process.

Mr. Goodwin explained the procedures of the Basic Plan Review with target determination by the ART on June 20th and review by the Planning and Zoning Commission on July 11th.

Mr. Goodwin said there is a high tension power line easement on the west side of the property. He presented the potential new street layout as depicted in the BSC Code.

Rick O'Brien, Professional Designs, Inc., representing the applicant, went through each page of the application submittal, including the Basic Plan Review checklist, general site information, project description, existing site conditions plan, proposed street and intersections, proposed parking/building footprint, utilities plan and stormwater management plan.

Barb Cox suggested the descriptions of easements are usually found on the first page of the plats to help define the easements, if there is in fact an easement along the southern property line for cross-access.

Mr. Goodwin described the spa as a personal service use, which the BSC Code limits in size. He said the final square footage of the spa use may result in a Waiver request, since the Code was designed to concentrate larger office developments along West Dublin-Granville Road.

Jeff Tyler asked if the applicant had considered LEED certification for the building and site,

which would help with some of the site issues.

Edward Pollina, Professional Designs, Inc., representing the applicant, said that they had not contemplated LEED certification at this time.

Mr. Goodwin said there are a few internal policy decisions to be made prior to the determination of this project, including Administrative Departures, the potential Waiver for the use square footage, and potential future street.

Mr. Langworthy asked if there any additional comments from the ART. [There were none.]

Mr. Goodwin said the comments of the ART and the policy decisions will be documented and forwarded to the applicant and a determination is due by the ART on June 20th, 2013 and a recommendation forwarded to Planning and Zoning Commission on July, 11th, 2013.

2. 13-048MPR – BSC Sawmill Center Neighborhood District – Germain Honda – Car Wash Awning – 6715 Sawmill Road

Rachel Ray said this is a request for exterior modifications to an Existing Structure, including the addition of an awning for an accessory car wash for an existing vehicle sales facility located on the west side of Sawmill Road south of the intersection with Dublin Center Drive. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Ray distributed plans submitted by the applicant. She explained that a car wash is planned to be added to the existing Germain Certified Used Vehicle sales facility within an existing accessory building behind the dealership. She said that the car wash equipment will be inside of the building, although the air dryer blowers will mounted to the exterior of the building, just outside of the doorway, and will be screened with an awning-like structure above the overhead door on the south elevation.

Dave Kaldy, Architectural Alliance, representing the applicant, said the design of the awning will have side panels that come off for maintenance and service of the blowers and to provide for screening of the units.

Steve Langworthy asked about noise levels and hours of operation.

Mr. Kaldy said he was unsure of the hours of operation, but said he would verify.

Justin Goodwin noted that the City's Noise Ordinance would apply to this site, if the noise were to become an issue.

Jeff Tyler asked how the stucco columns will be protected, and whether the use of bollards was considered. He noted that the "awning" is considered a building addition and will require a building permit.

Ray Harpham noted that the existing trench drain may need to be extended to accommodate the water blown from the vehicles.

Mr. Langworthy asked if there were any further comments from the ART.

Ms. Ray said there will be a determination at the next ART meeting June 6th.

Determinations

None

Pre-Application Case Review

3. Pre-Application Review (Bridge Street District) – BSC Sawmill Center Neighborhood District - Dublin Village Center – Edwards Apartment Building – Tuller Road and Village Parkway

Rachel Ray this is a request for pre-application review prior to submission of a Development Plan Application in accordance with Zoning Code Section 153.066(C).

Ms. Ray said the applicant is not present, however they had met earlier in the day to review what is needed for the submission of the Development Plan Review application expected on Friday, May 31, 2013.

Administrative

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the May 23, 2013 meeting minutes. Mr. Langworthy accepted the minutes into the record. Mr. Langworthy confirmed there were no further items of discussion and adjourned the meeting.